

**Manasota and Sandpiper Key Advisory Committee**  
**Meeting Minutes**  
**Feb. 16, 2011**

**Call to Order**

The meeting was called to order at 9:03 a.m. by Chair Jack Landis. All members were present with the exception of Bill Stiver. Roxann Read attended as Building and Growth Management Staff Liaison.

**Minutes**

Minutes from the Feb. 2, 2011 regular meeting were reviewed. Wayne Largent made a motion to approve the minutes and Tom Dignam seconded. Motion passed.

**ARC Items**

There were no ARC items to review. Chair Landis asked Roxann if a copy of the letter stating the conditions on the preliminary approval for the LeFave property could be distributed to committee members. Roxann will check on this.

**Old Business**

Roxann reported on the lowest minimum habitable floor requirement seaward and landward of the CCCL. FDEP controls seaward and FEMA controls landward. Roxann reported that development rights on the LeFave property rests with the property owner. Roxann brought the "0" NGVD issue to the committee's attention. Betty Sue Carroll made a motion to add "0" and BJ Galberaith seconded. Roxann then informed the committee about the terms "NAVD" and "sea level".

The proposed agenda for today's meeting was discussed. Roxann advised the committee to stick to the schedule approved by the BCC at the Jan. 24, 2011 meeting. Chair Landis suggested that the committee operate in the same manner as the County Commission – to advertise what they would talk about at the next meeting. Bill Stiver's resignation was discussed. Chair Landis offered information on the construction of the Drake Bliss house.

Roxann reported that per discussions with Nicole, single family homes proposed to be built in multifamily zoning districts should be built according to the zoning district's development standards, not according to use.

**New Business**

The waterfront ordinance, allowing building up to the seawall and the allowance of boat houses was discussed. BJ Galberaith made a motion to not allow marine businesses to build up to the seawall. The motion was not seconded and the motion failed. Due to concerns that the discussion had become too confusing, Wayne Largent made a suggestion to go systematically through the waterfront ordinance and discuss each section in order. The discussion then proceeded. Betty Sue suggested that the "wedding cake" diagram be used in the overlay for clarity. The committee was reluctant to refer to the waterfront ordinance section for side setback measurements. BJ Galberaith will develop a definition for stepped setbacks and provide this at the next meeting. Tom Dignam requested that development standards for nonconforming lots be included in the development standards table. Roxann will check into this.

Betty Sue made a motion to add the language in 3-9-98(c)(4) to the overlay with the following revision:

**No building except single-story accessory structures shall be constructed a lesser distance from another building on the same lot than a distance equal to 2/3rds height of the higher building.**

Wayne seconded. Motion passed with Chair Landis opposed.

Boathouses were discussed and where they should be allowed. The committee decided to deal with this when the individual zoning districts are discussed.

The Manasota Environmentally Sensitive zoning district was discussed. The committee questioned if single family homes had to be allowed in this district. After discussion, Andrea Barber made a motion to change the development standards in the MES district to the following: side setbacks – 50 ft.; rear setbacks – 50 ft.; side and rear setbacks abutting all water except the Gulf of Mexico – 100 ft.; lot coverage – ½ acre; no manufactured homes allowed, no landscaping requirements except to maintain natural vegetation, and no parking on Beach Road. Wayne seconded the motion. The motion passed with Chair Landis opposed. After discussion about the legality of allowing manufactured housing in residential zoning districts, Wayne made a motion to delete the reference to “no manufactured homes allowed”. BJ seconded. Motion passed with BJ opposed.

Greenbelts and the definition of landscaping were discussed. Wayne made a motion stating that the rest of the language in the MES district was acceptable. BJ seconded. Motion passed unanimously.

Wayne asked if the County could supply an enlarged Manasota zoning and FLUM map. Roxann will check.

**Public Comment:**

None

The next meeting of the Manasota and Sandpiper Key Advisory Committee will be on March 2. Chair Landis will be out of town but Vice Chair Largent will lead the meeting. Suggested changes to the MES zoning district will be reviewed, BJ will provide a definition of stepped setbacks and the MSF and MMF zoning districts will be reviewed.

Wayne Largent made a motion to adjourn and Tom Dignam seconded. Meeting was adjourned at 11:30 a.m.



Chairman Jack Landis